

July 1, 2025

David Mohrhaus, Chairman
Arapahoe County Planning Commission
6954 S. Lima Street
Centennial, Colorado 80112

RE: May Farms RV Resort and Sanctuary GDP25-001

Dear Planning Commission:

I am the Mayor of Larkspur, next door to the Jellystone Larkspur RV Resort-- the model for a similar resort project in Byers, Colorado. I have high confidence in this project, its community benefit and the investor team. It is a rezoning application well worth approving.

The planning, zoning and development of Jellystone Larkspur involved state, county and town reviews, inspections and oversight. Fire, law enforcement, water, transportation, sewage and drainage issues were vetted largely due to early and frequent discussion with the developers. From Larkspur's perspective, the resort's operation continues problem free.

The seasonal rise in tourism-related revenue to the town is clear. Retail and restaurant business picks up with family-oriented and friendly tourists who enjoy the scenery and lifestyle here. I only wish we had this resort sooner.

The managing partner of both Jellystone resorts is Ian Steyn, a truly honorable gentleman. Not a fast buck developer, Ian was a former member of the Colorado Tourism Board under Governor Hickenlooper. His passion is outdoor recreation and the economic development that it creates. With Ian and his team you can be sure that Arapahoe County will get a responsible partner.

You are invited to see Jellystone Larkspur for yourselves. Then stop in town. I'm happy to meet in person to sing the praises of this and its next of kin in Byers.

Sincerely,

Sherilyn West, Mayor

June 30, 2025

David Mohrhaus, Chair
Arapahoe County Planning Commission
6954 S. Lima Street
Centennial, Colorado 80112

RE: May Farms RV Resort and Sanctuary GDP25-001

Dear Chairman Mohrhaus:

I write in strong support of this rezoning application.

As the former owner of the Byers General Store, the end point for the county-funded new water pipeline, I see this project as the spark Byers needs to move ahead economically.

Any tourist trade from this RV park and the 55+ housing will bring immediate business to the store, Maverick Mercantile and Los 3 Garcia's Mexican Restaurant. All three are across the highway from the project. Not to mention the new retail and entertainment ventures sure to follow.

I've watched Byers, on the eastern fringe of Arapahoe county, stagnate for years. Some like it that way. Most are eager for some kind of growth. As a past executive director of the I-70 Regional Economic Advancement Partnership (REAP) I tried to ignite something, anything, to provide jobs, increase county revenue and keep residents from moving away. This tourism-focused project fits that bill.

You would serve the county well to approve this rezoning application.
Thank you for your consideration.

Sincerely,



Wil Chase
Phone: 303-916-0848

July 30, 2025

Arapahoe County Planning Commission
5334 S. Prince Street
Littleton, Colorado

Dear Commissioners:

RE: GDP 25-001 May Farms RV Resort and Sanctuary

An outdoor recreation opportunity in Byers Colorado has come to my attention. As Colorado's first director of the Outdoor Recreation Office, C.U. professor, corporate executive for outdoor gear companies and author please allow me to cheer this opportunity on. Arapahoe County stands to gain immense opportunities and praise with this proposal.

Mindful of the county's current master plan that allows for agri-tourism and aware of an emerging Byers Sub-Area Plan that envisions follow on development, I see doors opening for allowable outdoor recreation and tourism that will spur jobs and community benefits.

A world-class recreational vehicle resort with 55+ housing along West Bijou Creek with future trails and open space will bring tourists and outdoor enthusiasts to the wide-open spaces of the eastern plains. There is serenity and tranquility in this undervalued landscape. And these days we need all the serenity and tranquility possible. Time in the outdoors is time well spent.

Sincerely,

Luis Benitez
Endeavor Consulting
970-331-1108